



Upton Community Center

Presentation to Multiple Boards & Committees

January 7, 2021

AGENDA

- The Team
- Where We Are Now
- Design Update: Floor Plan and Elevations
- Rendered Views
- Project Budget Information
- Next Steps
- Schedule

THE TEAM

Upton Community Center Building Committee

James Brochu, Chair
Paul Flaherty Vice Chair
Steven Rakitin
Mike Howell
Dee Hakala
Justin Pollard
Jay Rodriguez

User Group

Matthew Bachtold (Library)
Janice Nowicki (COA)

Owner's Project Manager – The Vertex Companies, Inc.

Steven Kirby
Jon Lemieux

Designer – Turowski2 Architecture, Inc.

Peter Turowski
Libby Turowski
Bill Sylvia

TIMELINE FOR WHERE WE ARE NOW

- **August 2018** – Municipal Community Center Feasibility Committee established
- **January to October 2019** – Feasibility Design by Turowski2 Architecture
- **November 5, 2019** – Design funds appropriated
- **January 2020** – Community Center Building Committee established
- **May 2020** – Contract signed for Owner's Project Manager services – Schematic through Bidding
- **July 2020** – Contract signed for Designer services – Schematic Design through Bidding
- **June through December 2020** – Site and wetlands survey work through Town consultant
- **August 11, 2020** – Kickoff meeting with Turowski2
- **August 14, 2020** – Programming and Spaces Needs discussions started
- **September 10 and 25, 2020** – Soil borings conducted
- **September 21, 2020** – Meeting with Water and Sewer Department
- **September 22, 2020** – Design progress review with Town departments
- **September 23, 2020** – Informational meeting with Conservation Commission

TIMELINE FOR WHERE WE ARE NOW

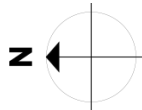
- **September 29, 2020** – Orientation of building on the site determined
- **October 6, 2020** – Site visit to Library and COA; further programming discussions
- **October 6, 2020** – Layout of building orientation at the site for CCBC
- **October 27, 2020** – Test pit excavation with DPW and civil engineer
- **October thru December 2020** – Discussion with VFW regarding Shared Parking Agreement
- **November 20, 2020** – Initial meeting with Fire Department
- **November 24, 2020** – Informational meeting with Planning Board
- **November 30, 2020** – Schematic Design complete including drawings and cost estimate
- **December 8, 2020** – Value engineering discussions
- **December 14, 2020** – FF&E and Programming review meeting #2 with end users
- **January 5, 2020** – Board of Selectmen's meeting for Shared Parking Agreement
- **January 6, 2020** – Community Preservation Committee meeting

TOTAL OF 11 BUILDING COMMITTEES MEETING TO DATE SINCE AUGUST 2020

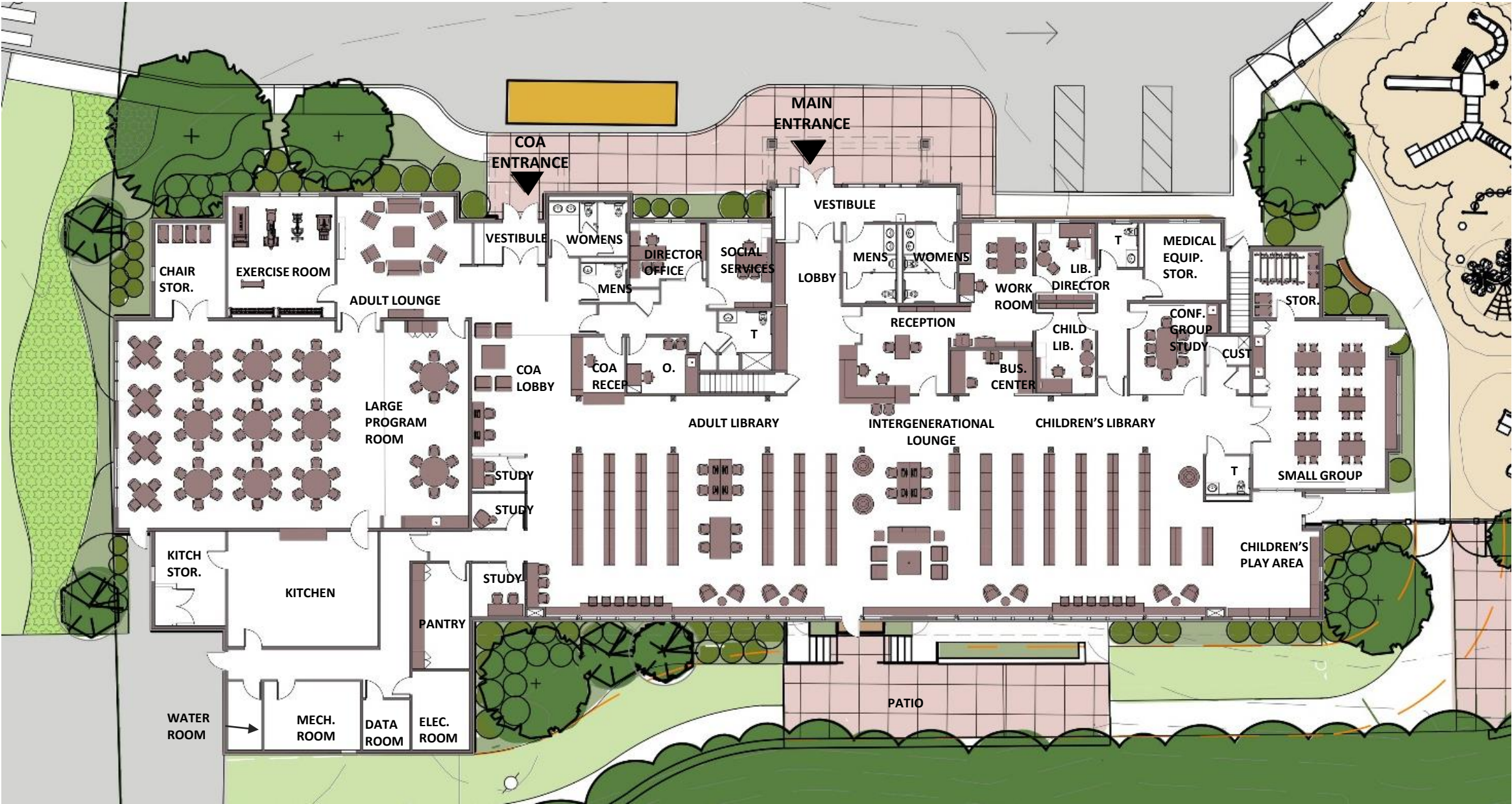
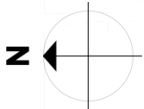
DESIGN UPDATE | Existing Site Plan



DESIGN UPDATE | Site Plan With Building Overlay



DESIGN UPDATE | Site Plan With Building Overlay Detail



DESIGN UPDATE | Exterior Elevations



North Elevation



South Elevation



East Elevation



West Elevation



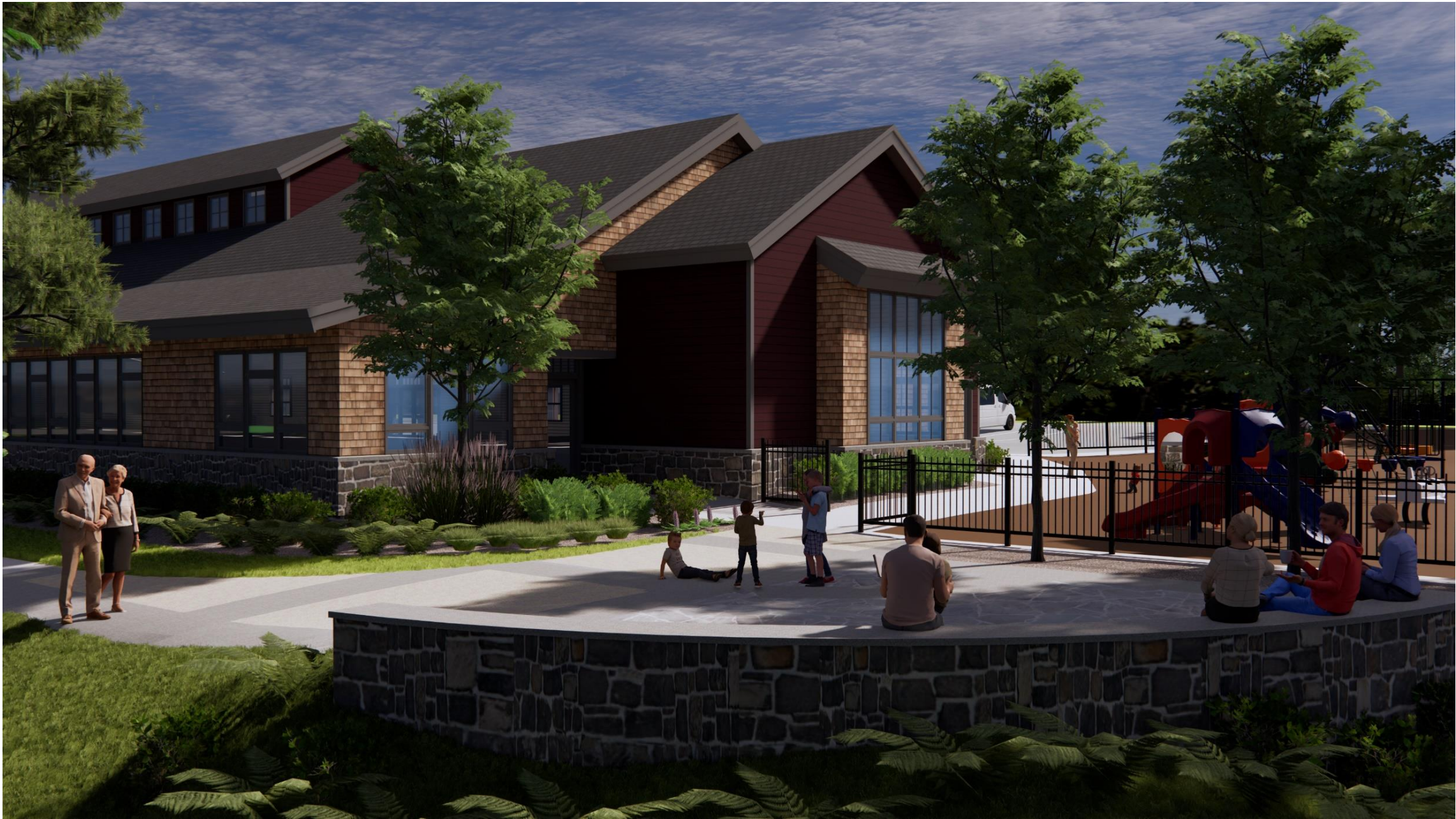
RENDERED VIEW | View from North East



RENDERED VIEW | View from South East



RENDERED VIEW | View from South West



RENDERED VIEW | View from North East



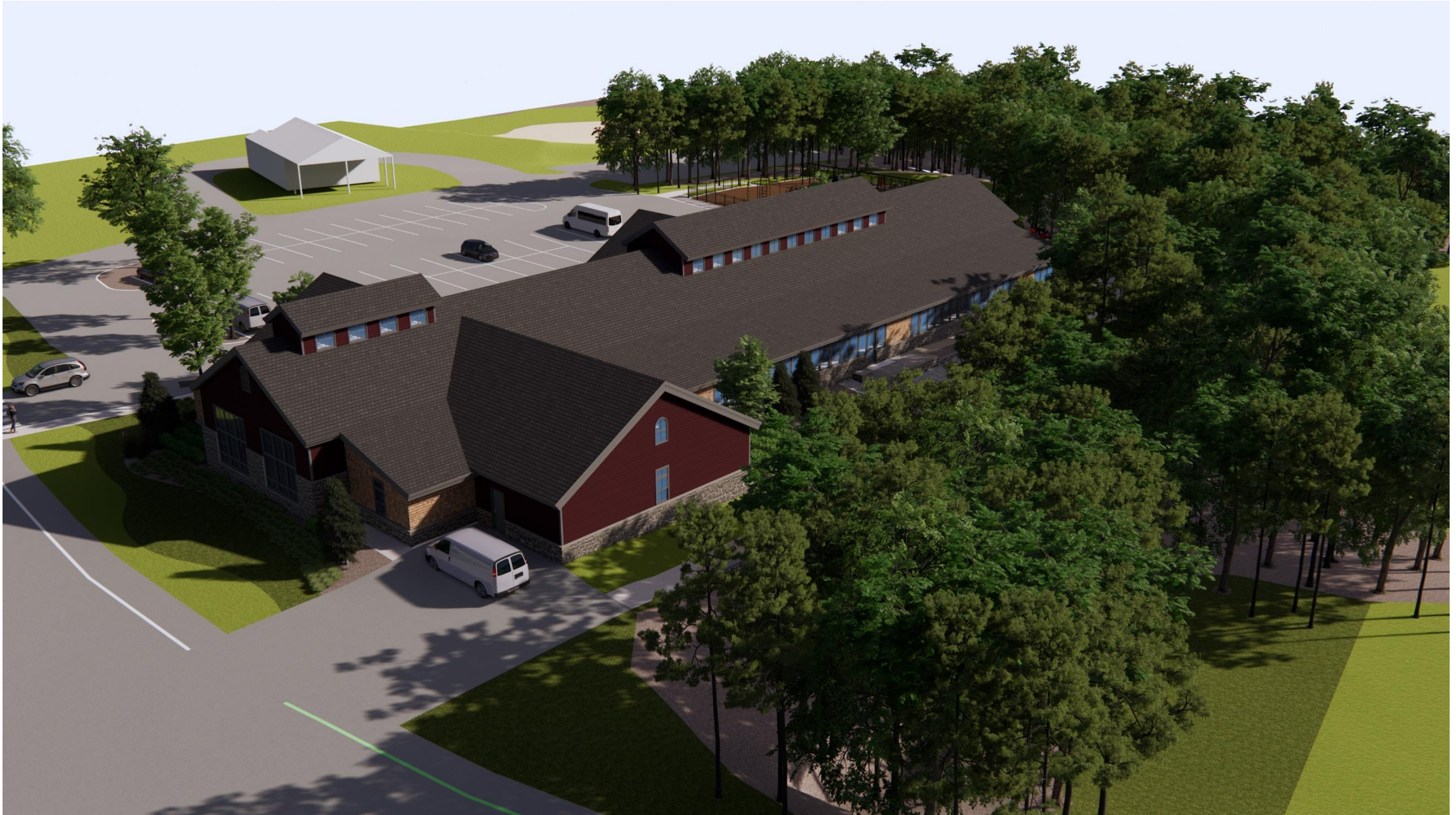
RENDERED VIEW | Bird's Eye View from the South East



RENDERED VIEW | Bird's Eye View from the South West



RENDERED VIEW | Bird's Eye View from the North West



PROJECT BUDGET INFORMATION

TOTAL ESTIMATED APPROPRIATION: \$12,355,893
less potential CPC Funding

VERTEX

Upton Community Center
Total Project Budget

DRAFT

12/29/2020

**TOTAL
CONSTRUCTION
COST:
\$9,950,000**

**ESTIMATED
PROJECT COSTS
BY YEAR:**

2010 - \$8.33M

2020 - \$12.36M

2030 - \$18.70M

	7/7/2020 TPB		12/8/2020 TPB		12/16/2020 TPB	
Total Appropriation (to date)	\$ 700,000.00		\$ 700,000.00		\$ 700,000.00	
	\$ -		\$ -		\$ -	
TOTAL FUNDING	\$ 700,000.00		\$ 700,000.00		\$ 700,000.00	
Soft Costs:		7/7/20 Notes		12/8/20 Notes		12/16/20 Notes
A/E Fees -						
SD through bidding	\$ 698,548.00	T2 proposal 7/7/20	\$ 698,548.00		\$ 698,548.00	
CA services	\$ 219,000.00	est	\$ 219,000.00		\$ 219,000.00	
A/E reimbursables	\$ -		\$ -		\$ 20,000.00	new
PV and geothermal design						
OPM Fees - Vertex						
SD through bidding	\$ 110,144.00	contract - Vertex	\$ 110,144.00		\$ 110,144.00	
CA services @ 12 months + Closeout	\$ 432,000.00	est	\$ 432,000.00		\$ 440,000.00	
Owner Testing - Ch17 Construction and Materials Testing	\$ 25,000.00	est	\$ 25,000.00		\$ 25,000.00	
Survey - CMG	\$ 5,000.00	contract	\$ 5,000.00		\$ 5,000.00	
Survey amendment #1			\$ 3,800.00		\$ 3,800.00	
Survey Police detail			\$ 216.00		\$ 216.00	
Geotechnical - Design	included in T2		included in T2		included in T2	
Geotechnical - construction monitoring			\$ 15,000.00		\$ 15,000.00	
Haz Mat :						
Soil Testing, Design and monitoring	\$ -		\$ -		\$ 19,000.00	New
Utility backcharge	\$ 20,000.00	est	\$ 30,000.00	increase	\$ 30,000.00	
IT - phone/data/internet/cable	\$ 50,000.00	T2 est	\$ 50,000.00		\$ 50,000.00	
FF&E	\$ 300,000.00	T2 est	\$ 438,328.00		\$ 375,000.00	reduced
HVAC Cx	\$ 30,000.00	est	\$ 30,000.00		\$ 30,000.00	
Advertisement - BidDocsOnline	\$ 5,000.00	est	\$ 5,000.00		\$ 5,000.00	
Printing					\$ 5,000.00	new 12/29
Moving/Temp Facilities	\$ 25,000.00	est	\$ 25,000.00		\$ 25,000.00	
Legal	\$ 5,000.00	est	\$ 5,000.00		\$ 10,000.00	increase
BR Insurance	\$ 30,000.00	est	\$ 30,000.00		\$ 30,000.00	
Soil testing - Haz mat			\$ 6,000.00		\$ -	See above
PB peer review			\$ 3,000.00		\$ 3,000.00	
AV			\$ 50,000.00		\$ 50,000.00	
Security By Owner - Design, material, installation			\$ 15,000.00		\$ 15,000.00	
Mass DOT permitting					\$ 20,000.00	updated 12/29
Soft cost contingency	\$ 49,500.00		\$ 49,500.00		\$ 110,185.40	5%
Hard Costs						
Construction	\$ 7,344,225.00	estimate 10/24/19	\$ 10,851,625.00	PM&C estimate	\$ 9,900,000.00	reduced
Generator			\$ 100,000.00	est	\$ 50,000.00	est
Alternate #1 - basement 1200SF			\$ -		\$ -	
Alternate #2 - SIP over wood purlin ilo T&G deck			\$ -		\$ -	
Construction contingency	\$ 734,422.50	10%	\$ 1,085,162.50		\$ 792,000.00	From 10 to 8%
Total Project Subtotal	\$ 10,082,839.50		\$ 14,282,323.50		\$ 13,055,893.40	
Balance of Funding needed	\$ (9,382,839.50)		\$ (13,582,323.50)		\$ (12,355,893.40)	

PROJECT BUDGET INFORMATION | Feasibility Study vs Schematic Design

Total Project Costs:

Feasibility Study: \$9,382M

Current SD/VE Total Project Costs: \$12,355M

- **Escalation:**
Construction Start Date July 2021 vs. June 2020
- **Programming Updates:**
 - 13,728 SF in Feasibility Study
 - 17,686 SF in Schematic Design (SD)
 - 17,487 SF after SD/VE
 - 15,304 SF Ground Floor; 2,183 SF Attic Utility and Storage
- **Site Expansion to Include a Significant Portion of VFW Property**
 - 59,000 SF Town; 37,500 VFW
- **Utility Connections:** Gas and Sewer
 - Gas and Sewer +/- 300' per Survey
- **Site Conditions:**
 - Rock and Soil Conditions
- **COVID 19 Impact on Material Costs**

PROJECT BUDGET INFORMATION | CPC



TOTAL ESTIMATED GRANT REQUEST \$557,400

VERTEX

Upton Community Center
Playground and Site Improvement Costs - CPC Funds

Costs from PM&C SD cost estimate dated 11/25/20

G1010 Site Prep and Demo			
015	Protect play equipment	\$	2,500.00
017	Remove existing trees	\$	15,000.00
019	Clear and grub	\$	10,000.00
021	Strip topsoil	\$	7,950.00
G2010 Site Improvements			
063	Stabilized stone dust		
064	6" crushed stone	\$	520.00
065	Stabilized stine dust	\$	7,535.00
088	Fencing		
088	4' fence	\$	28,475.00
089	4' single gate	\$	1,700.00
090	4' double gate	\$	3,000.00
092	Site landscape play area grass - see 108		
093	New playground equipment	\$	20,000.00
094	Relocate playground equipment	\$	50,000.00
095	Safety surfacing		
096	8" crushed stone	\$	8,200.00
097	Pour in place surfacing	\$	217,620.00
098	Playground curbing	\$	13,500.00
099	Other site furnishings (50%)	\$	12,500.00
100	Boulders (VE)	\$	11,200.00
075	Concrete plaza paving (VE)	\$	33,000.00
G2020 Site Landscape			
108	Loam and seed (4% based on SF)	\$	469.00
	Subtotal	\$	443,169.00
	10% Design and estimating contingency	\$	44,316.90
	2% Escalation	\$	8,863.38
	Subtotal	\$	496,349.28
	5% General conditions	\$	24,817.46
	2% General requirements	\$	9,926.99
	1.4% Insurance	\$	6,948.89
	0.9% Bond	\$	4,467.14
	3% OH/P	\$	14,890.48
	TOTAL	\$	557,400.24

RECENT AND UPCOMING MEETINGS & NEXT STEPS

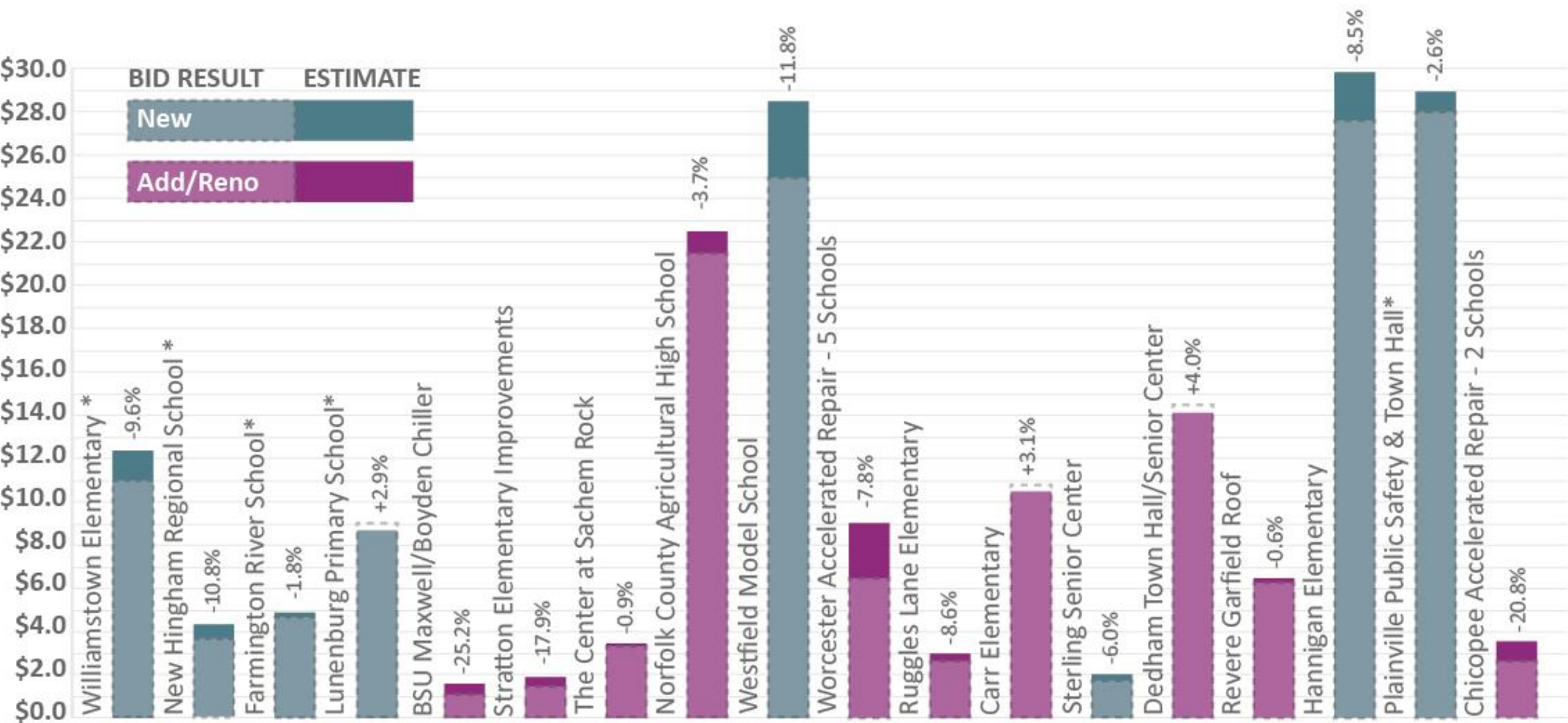
- **January 5th:** BOS
- **January 6th:** CPC
- **January 7th:** Multiple Boards and Committees Workshop
- **January 11th:** Library Board of Trustees
- **January 12th:** BC Meeting Authorize to Proceed to DD

DESIGN SCHEDULE

- **Design Development:** January 15 – February 26
 - To Cost Estimator on February 12
- **Permitting:** February 26 – April 9
 - To PB and Con Comm on February 26
- **Construction Documents:** February 26 – April 30
 - CD Estimate Complete April 27
- **Bidding:** May 5 – June 8
- **Projected Town Meeting:** May 6
 - Town Meeting with 60% CD Estimate

PROJECT BUDGET INFORMATION

DESIGN TEAM BUDGET CONTROL EXPERIENCE



*Projects while with other firms or collaborations

T2 and the design team brings a strong and proven track record in bringing projects in on budget and maintaining project budgets through construction.



Thank You